

HOA Board Meeting Minutes; Tuesday, September 11, 2012

Karen Grattafiori, David Brown, Ken Houseman, Denise Hindes, Ginny Rendini

- August 2012 Meeting Minutes-Approval
- ARC Communications-Jim M
- Pool Discussion
 - Solicitation of Pool Services
 - Pro Guard-May 12 to September 29; Vacuum of Pool?
 - Monitors-
 - Life Guards-\$16,909; includes trash bags and paper products
 - Winter maintenance \$1050; Total outlay \$17,959.00
 - Additional Month-Weekends-Included in base
 - Woods Pool Service-May 24 to August 4
 - Monitors-\$17,600; 8/10-9/29 additional \$1,632 ; total 19,232.00
 - Life Guards-\$20,200; includes trash bags and paper supplies
 - Additional Month-Weekends 8/10-9/29; \$2176 extra
 - Splash-11 am to 7 pm;(recommend we write back to her and recommend the contract be \$18,000 for monitors for duration of summer through August 4, and then on weekends through September 29, 2012)
 - Monitors-\$ 18,180; May 23 to August 4; August 10 to September 8
 - Life Guards-\$18,996; May 23 to August 4; August 10 to September 8
 - Monitors-\$ 21,000; May 23 to August 4; August 10 to September 29
 - Life Guards-\$21,816; May 23 to August 4; August 10 to September 29
 - Courtyard Pool-May 11-September 9
 - Monitors-\$17,000.00
 - Life Guards-\$17,975.00
 - Additional Month-Weekends -1170 with life guards, 1113 for monitors if we extended to September 29, 2012.
 - Life Guard versus Pool Technician-Pool Monitor is selection of choice
 - The pool surface five locations-Splash-If it has not been done, it needs to happen before winter
- Social Committee Information-Karen Grattafiori
 - Potential Pool Closing Party-to late
 - October Fest/Halloween-potentially Saturday, October 20 or 27
- All-In-One Property Management
 - Financials-Current
 - Landers Pool Use-Response from Kathy Dorough
 - Covenant Revisions-Response feedback-board voted to have a mailing with the old and new with a table that identifies the change.
- Security
 - Status of Security with other neighborhoods-Karen to get back with us.

- Club House
 - Shadow Box needs to be hung in the Kitchen
 - Trim to be fixed along ceiling
 - Rental checks turned in \$75
 - David Taylor-group of 15 can utilize clubhouse for meetings, every Tuesday, costs with usage will be maintained per guidelines of rental agreements. David can preregister for the entire year for that time and day.

- Landscaping/Common Property-
 - Bid Solicitations from companies for next year; 3 companies
 - Two bids in, another coming in.
 - Southern signs to be contacted for information board signage-Karen B

- Tennis-
 - Rollers; the inserts that hold the roller pad-Karen to provide needs list for rollers.
 - Take non-resident tennis income and replace court divider for lessons.

- New Business
 - Exhaust Fan for the Pool Bathrooms
 - Future project-tear the deck from the tennis pavilion and replace with Trex or comparable system. Ken to get budget pricing together.
 - Outside furniture awning area, and refinishing the existing chairs. Stain and clear coat for outside use.